



## Hearing Examiner – Staff Report Young – CU2022-0043

Hearing Date: March 15, 2023

Development Services Department

### **Property Owner**

Barbara Young

### **Representative**

Tristen Rhoades

### **Staff**

Madelyn Vander Veen, Planner I

### **Tax ID**

R34089010

### **Lot Size**

Approximately 3.89 acres

### **Current Zone**

Agricultural

### **Future Land Use Designation**

Residential

### **Current Uses**

Residential

### **Applicable Zoning Regulations**

§07-02-03, §07-07-05, §07-07-17, §07-10-27

### **Notification**

1/30/2023: Agencies/JEPA

2/3/2023: Publication

2/3/2023: Radius Notice

2/9/2023: Posting

### **Exhibits**

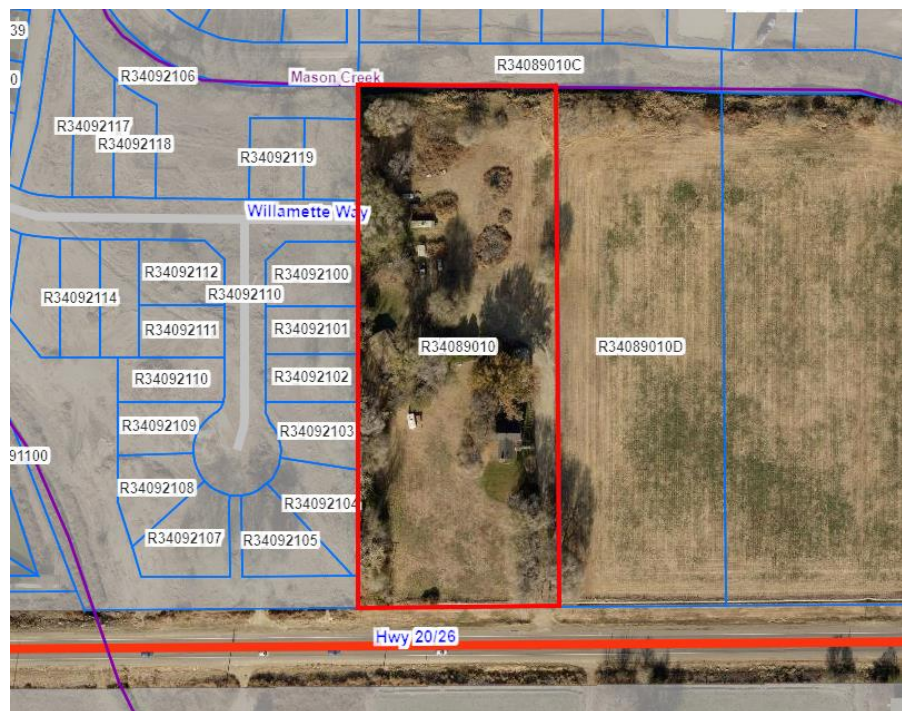
1. Draft Findings with  
Attachment A: Letter of Intent,  
Site Plan, & Land Use  
Worksheet
2. Neighborhood Meeting
3. Maps
  - a. Aerial
  - b. Zoning
  - c. Subdivision & Lot Report
  - d. Dairy, Feedlot, Gravel Pit
  - e. Future Land Use
  - f. Caldwell Future Land Use
  - g. Flood Zone
4. Agency Comments
  - a. Canyon Highway District 4
  - b. Caldwell Rural Fire
  - c. Idaho Transportation Dept
  - d. DSD - Floodplain Manager

### **Request**

The applicant, Tristen Rhoades, representing Barbara Young, is requesting a conditional use permit to allow a dog kennel use within an “A” (Agricultural) Zoning District. The dog kennel will house a maximum of five (5) dogs for boarding purposes only. The applicant also has two (2) personal dogs. The subject property is located at 11200 Hwy 20/26, Caldwell (Parcel R34089010); also referenced as a portion of the SE ¼ of Section 19, Township 4N, Range 2W; BM; Canyon County, Idaho.

### **Background**

The subject property was created in 1981. A property boundary adjustment was approved in 2022 (AD2021-0222).



### **Applicable Standards and Regulations**

#### **Conditional Use Permit Hearing Criteria (CCZO §07-07-05)**

The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:

- (1) *Is the proposed use permitted in the zone by conditional use permit;*
- (2) *What is the nature of the request;*
- (3) *Is the proposed use consistent with the comprehensive Plan;*
- (4) *Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;*
- (5) *Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;*

- (6) *Does legal access to the subject property for the development exist or will it exist at the time of development;*
- (7) *Will there be undue interference with existing or future traffic patterns; and*
- (8) *Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?*

#### **Conditional Use Permit Special Conditions (CCZO §07-07-17)**

Special conditions may be attached to a conditional use permit including, but not limited to, conditions which:

- (1) *Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity;*
- (2) *Control the sequence and timing of development;*
- (3) *Control the duration of development;*
- (4) *Designate the exact location and nature of development;*
- (5) *Require the provision for on site or off-site public facilities or services;*
- (6) *Require more restrictive standards than those generally required in this chapter; or*
- (7) *Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county.*

#### **Analysis**

##### **CCZO §07-02-03: Definitions**

*Kennel: “Any portion of land, or any building, structure, enclosure or premises on the same or adjacent parcels, in which canines are housed, groomed, bred, boarded, trained, or sold, in which a total of six (6) or more dogs, three (3) months of age or over are kept or maintained in conformance with Section 03-05-09 (Animal Control Regulations) of the Canyon County Code.”*

Pursuant to §03-05-09 of the Canyon County Code, the owner must obtain a kennel license. Currently, Canyon County Animal Control does not have a kennel license program. However, requirements such as a 600-foot property owner notification, 150-foot buffer between the kennels and nearest neighboring dwelling and noise reduction conditions still must be met.

The subject property is zoned “A” (Agricultural; Exhibit 3b). Pursuant to Canyon County Zoning Ordinance (CCZO) §07-10-27, a kennel is allowed in “A” Zone subject to the approval of a conditional use permit.

#### **Site Photos**

The following images were taken by staff on February 24, 2023.



Image 1: Taken at entrance to property facing west on to Highway 20/26.



Image 2: Taken at entrance to property facing east on to Highway 20/26.





Image 3: Taken at entrance to property facing south on to Highway 20/26.



Image 4: Taken on driveway facing south.





Image 5: Taken in center of property facing south.



Image 6: Taken in center of property facing west.





Image 7: Taken at proposed kennel site facing north.



Image 8: Taken at proposed kennel site facing northeast.





### Surrounding Land Use/Character

The subject property is zoned "A" (Agricultural). The table below is an analysis the surrounding area and zoning.

Existing Conditions in the Surrounding Area		Zoning
North	Caldwell subdivisions	--
East	Large parcels likely to be developed, active farmland	A
South	Caldwell developing parcels and subdivisions	--
West	Caldwell subdivisions	--

According to the letter of intent (Exhibit 1 Attachment A), the proposal minimizes use impacts by keeping dogs inside at night. The dogs will be kept in an existing shed building with access to an outdoor kennel area during the day. Parcels north and west of the site are in the City of Caldwell; however, the kennel will be at least 400 ft from properties to the north, and there is a solid fence and trees along the western boundary (Image 6). Waste will be discarded on a regular basis and the kennel will have its own septic system.

### Comprehensive Plan

The subject property is designated as Agricultural on the 2020 Canyon County Comprehensive Plan Future Land Use Map (Exhibit 3e). The request is substantially consistent with the Comprehensive Plan. The table below identifies the Plan goals and policies that align with the project, as proposed.

<b>Chapter 1. Property Rights</b>
<b>Goal 1.</b> Canyon County will ensure that land use policies, restrictions, conditions and fees do not violate private property rights or create unnecessary technical limitations on the use of property.
<b>Policy 1.</b> No person shall be deprived of private property without due process of law.
<b>Chapter 4. Economic Development</b>
<b>Goal 1.</b> To diversify and improve the economy of Canyon County in ways that are compatible with community values.
<b>Goal 4.</b> Provide an economically viable environment that builds and maintains a diverse base of business.
<b>Policy 7.</b> Canyon County should identify areas of the county suitable for commercial, industrial and residential development. New development should be located in close proximity to existing infrastructure and in areas where agricultural uses are not diminished.
<b>Chapter 5. Land Use</b>
<b>Goal 1.</b> To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.
<b>Goal 3.</b> Use appropriate techniques to mitigate incompatible land uses.
<b>Goal 4.</b> To encourage development in those areas of the county which provide the most favorable conditions for future community services.
<b>Goal 5.</b> Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.

The property is also located within the city impact area of Caldwell. Caldwell's Future Land Use designation for the parcel is "HC" (Highway Corridor).

### Facilities

The applicant will install a "dog specific" underground septic system at least 110 feet away from the two existing wells, per their letter of intent (Exhibit 1 Attachment A). No significant impacts to facilities are anticipated.



## **Access**

The parcel has frontage and access to Highway 20/26. Idaho Transportation Department and Canyon Highway District #4 both stated they have no comments on the proposal (Exhibits 4a, 4c).

As stated in the letter of intent, the boarding kennel will be for a maximum of 5 dogs at one time. The applicant also owns 2 dogs, which will not contribute to any change in traffic patterns. The applicant will be running the kennel and will not have any employees. The applicant anticipates 0-5 vehicles visiting the property per day. No further evidence has been provided that the proposed use will create undue interference with existing or future traffic patterns.

## **Essential Services**

The use is not anticipated to impact school, fire, police, or emergency services. All essential services were notified of the proposed use. Caldwell Rural Fire District provided general requirements (Exhibit 4b). No other comments were received at the time of drafting the staff report.

## **Floodplain Management**

The proposed kennel will not be located within the floodplain or floodway (Exhibit 3g).

## **Area of City Impact – Caldwell**

Pursuant to Section 09-01-25(1) of the Canyon County Code (Area of City Impact Agreement – Nampa): *“Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city of Caldwell in the manner as provided for in subsection 09-01-17(3) of this article.”*

- Section 09-01-17(3): *“Comprehensive Plan Amendment Proposals: Notice of all proposals to amend the county comprehensive plan, which may pertain to the Caldwell area of city impact but which do not originate from the city of Caldwell, shall be given to the city of Caldwell community development director at least thirty (30) calendar days prior to the first county public hearing at which such proposal is considered by the county, and the city of Caldwell may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Caldwell at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Caldwell, the recommendation shall be given consideration by the county, provided it is factually supported. Such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Caldwell.”*

The conditional use permit application submittal was sent to City of Caldwell on January 30, 2023 in compliance with Section 09-01-25(1) of the agreement. No comments were received.

## **Comments**

### *Public Comments*

At the time of drafting the staff report, no public comments were received.

### *Agency Comments*

All affected agencies were notified on January 30, 2023. The following agencies responded:

- Canyon Highway District #4 (Exhibit 4a): The district has no comment on the proposed CUP.
- Caldwell Rural Fire District (Exhibit 4b): The letter provides general requirements.
- Idaho Transportation Department (Exhibit 4c): ITD reviewed the application and has no comments. After notified of the corrected legal description, they stated there was no change to their previous comment.



- DSD Floodplain Manager (Exhibit 4d): The letter states that the parcel is partially located in the AE Zone floodplain and the dog kennel is an allowed use in that zone, but the site plan indicates that no development would occur in the floodplain.

#### **Decision Options**

- 1) The Hearing Examiner may approve the conditional use permit as conditioned and/or amended;
- 2) The Hearing Examiner may deny the conditional use permit and direct staff to make findings of fact to support this decision; or
- 3) The Hearing Examiner may continue the discussion and request additional information on specific items.

#### **Recommendation**

Staff recommends the Hearing Examiner open a public hearing and discuss the proposed Conditional Use Permit. Staff is **recommending approval** of the request and has provided findings of fact, conclusions of law, and recommended conditions of approval for the Hearing Examiner's consideration found in Exhibit 1.





## **Draft Findings of Fact, Conclusions of Law and Order**

Conditional Use Permit – CU2022-0043

### **Findings of Fact**

1. The applicant, Tristen Rhoades, representing Barbara Young, is requesting a conditional use permit to allow a dog kennel use on parcel R34089010.
2. The subject property is zoned “A” (Agricultural).
3. A kennel is allowed with the approval of a conditional use permit in the agricultural zone (CCZO §07-10-27).
4. The 2020 Canyon County Comprehensive Plan Future Land Use map designates the area as Residential.
5. The subject property is located within the Caldwell Area of City Impact. The City of Caldwell’s Comprehensive Plan designates the area as “HC” (Highway Corridor).
6. The subject property is located within the Canyon Highway District #4, Caldwell Rural Fire District, Pioneer Irrigation District, and Vallivue School District.
7. A neighborhood meeting was conducted in accordance with CCZO §07-01-15 on October 7, 2022.
8. The request was noticed in accordance with Canyon County Code §07-05-01 & §03-05-09. Property owners within 600-feet of the property boundaries were noticed on February 3, 2023. Agencies were noticed on January 30, 2023. Notice was published on February 3, 2023. Notice was posted on February 9, 2023.
9. All record herein consists of exhibits provided as part of the public hearing staff report, exhibits submitted during the public hearing on March 15, 2023 and all information in case file CU2022-0043.

### **Conclusions of Law**

For case file #CU2022-0043, the Hearing Examiner finds and concludes the following regarding the Standards of Review for Conditional Use Permit (07-07-05).

#### **1. Is the proposed use permitted in the zone by conditional use permit?**

Conclusion: The proposed use is permitted in the zone by conditional use permit.

Finding: Pursuant to CCZO §07-10-27, kennels in an “A” Zoning Districts are allowed subject to an approved Conditional Use Permit. The applicant applied for a Conditional Use Permit on October 19, 2022.

#### **2. What is the nature of the request?**

The applicant is requesting a conditional use permit to allow a dog kennel use that will house a maximum of seven (7) dogs for boarding on parcel R34089010.

#### **3. Is the proposed use consistent with the Comprehensive Plan?**

Conclusion: The proposed use is consistent with the Comprehensive Plan.

Finding: The subject property is designated as Agricultural on the 2020 Canyon County Comprehensive Plan Future Land Use Map (Exhibit 3e). The property is also located within the city impact area of Caldwell. Caldwell’s Future Land Use designation for the parcel is “HC” (Highway Corridor). The proposed uses are consistent with goals and policies of the 2020 Canyon County Comprehensive Plan, including, but not limited to:

#### **Chapter 1. Property Rights**

**Goal 1.** Canyon County will ensure that land use policies, restrictions, conditions and fees do not violate private property rights or create unnecessary technical limitations on the use of property.



<b>Policy 1.</b> No person shall be deprived of private property without due process of law.
<b>Chapter 4. Economic Development</b>
<b>Goal 1.</b> To diversify and improve the economy of Canyon County in ways that are compatible with community values.
<b>Goal 4.</b> Provide an economically viable environment that builds and maintains a diverse base of business.
<b>Policy 7.</b> Canyon County should identify areas of the county suitable for commercial, industrial and residential development. New development should be located in close proximity to existing infrastructure and in areas where agricultural uses are not diminished.
<b>Chapter 5. Land Use</b>
<b>Goal 1.</b> To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.
<b>Goal 3.</b> Use appropriate techniques to mitigate incompatible land uses.
<b>Goal 4.</b> To encourage development in those areas of the county which provide the most favorable conditions for future community services.
<b>Goal 5.</b> Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.

**4. Will the proposed use be injurious to other properties in the immediate vicinity and/or negatively change the essential character of the area?**

**Conclusion:** The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

**Finding:** The parcel is zoned “A” (Agricultural). Surrounding parcels immediately to the north and west and approximately 500 ft to the south are single family residential subdivisions in Caldwell city limits. To the east, two larger agricultural-zoned properties are not being actively farmed.

According to the letter of intent (Attachment A), the proposal minimizes use impacts by keeping dogs inside at night. The dogs will be kept in an existing shed building with access to an outdoor kennel area during the day. The kennel will be at least 400 ft from properties to the north, and there is a solid fence and trees along the western boundary. Waste will be discarded on a regular basis and the kennel will have its own septic system.

All property owners within 600 ft were notified of the proposal. No comments were received.

**5. Will adequate water, sewer, irrigation, drainage and storm water drainage facilities, and utility systems be provided to accommodate the use?**

**Conclusion:** Adequate facilities for sewer, irrigation, drainage and storm water drainage facilities, and utility systems will not be impacted by the use.

**Finding:** The applicant will install a “dog specific” underground septic system at least 110 feet away from the two existing wells, per their letter of intent (Attachment A). Solid waste will be disposed of in a manner consistent with local sanitation and landfill requirements (Condition 3). No significant impacts to facilities are anticipated.

**6. Does legal access to the subject property for the development exist or will it exist at the time of final plat?**

**Conclusion:** The parcel has frontage on Highway 20/26, a public road.

**Finding:** The parcel has frontage on Highway 20/26, a public road. If a building permit is required, an approach permit is required by Canyon Highway District #4 prior to issuance of the building permit.



**7. Will there be undue interference with existing or future traffic patterns?**

Conclusion: No undue interference with existing or future traffic patterns is anticipated.

Finding: The parcel has frontage and access to Highway 20/26. Idaho Transportation Department and Canyon Highway District #4 both stated they have no comments on the proposal (Exhibits 4a, 4c).

As stated in the letter of intent, the boarding kennel will be for a maximum of 5 dogs at one time. The applicant also owns 2 dogs, which will not contribute to any change in traffic patterns. The applicant will be running the kennel and will not have any employees. The applicant anticipates 0-5 vehicles visiting the property per day. No further evidence has been provided that the proposed use will create undue interference with existing or future traffic patterns..

**8. Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**

Conclusion: Essential services will be provided and this application will not negatively impact existing services or require additional public funding.

Finding: All essential services were notified of the proposed use. Caldwell Rural Fire District provided general requirements (Exhibit 4b). No other comments were received at the time of drafting the staff report.

**Conditions of Approval**

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the subject property and the proposed use which include the following:
  - a. Compliance with Canyon County Public Safety Ordinance; Article 5, Animal Control Regulations, other than obtaining a kennel license.
2. The number of canines on the premises shall not exceed seven (7).
3. Waste will be discarded on a regular basis and will be disposed of in a manner consistent with local sanitation and landfill requirements.
4. All fencing around the property and play area shall be constructed and maintained to ensure that dogs do not run at large.
5. This permit shall be granted only to the applicant and representative, Barbara Young and Tristen Rhoades. The permit shall expire upon change of ownership to any other person.
6. The request shall be substantial compliance with letter of intent (Attachment A).



**Order**

Based upon the Findings of Fact, Conclusions of Law and Conditions of Approval contained herein, the Hearing Examiner **approves** Case No. CU2022-0043, a request for a Conditional Use Permit to allow a kennel on parcel R34089010 subject to the Conditions of Approval contained herein.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**CANYON COUNTY HEARING EXAMINER**

\_\_\_\_\_  
Bruce Eggleston, Hearing Examiner

State of Idaho )

SS

County of Canyon County )

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2023, before me \_\_\_\_\_, a notary public, personally appeared \_\_\_\_\_, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he(she) executed the same.

Notary: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**ATTACHMENT A**

Barbara Young  
11200 Highway 20/26  
Caldwell, Idaho. 83605

October 12, 2022

Dear Canyon County Officials,

As per the requirements for the application for a Conditional Use Permit, this letter of intent outlines my proposed use and impact on our surrounding community.

My intended use is for a home business of boarding dogs. I have space for up to 5 dogs on site at one time. This use is permitted in our current zoning with a conditional use permit.

There will be a "dog specific" underground septic system which will be located a minimum of 110 ft from the two existing private wells on the property.

During the daytime, visiting dogs will be indoors with access to a private outdoor kennel. There will be NO dogs running at large on the property ; when outside they will be in a kennel or on a leash or waist tether.

Visiting dogs will not have access to their outdoor kennel overnight, for noise consideration.

I predict minimal traffic ( 0 - 5 vehicles ) entering via our driveway on a daily basis. This is an offered service, there is no guarantee of any vehicles on any given day.

I feel providing this loving safe place for people to board their dogs while they're away is a much needed service in our fast growing community.

Providing this service will have no negative effects on the environment, current road access or emergency services.

Thank you for your consideration of this application,

Barbara Young



## LAND USE WORKSHEET

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

Phone: 208-454-7458 Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

**PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:**

#### GENERAL INFORMATION

**1. DOMESTIC WATER:** ☐ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: \_\_\_\_\_

☐ How many Individual Domestic Wells are proposed? \_\_\_\_\_

**2. SEWER (Wastewater)** ☒ Individual Septic (Dog Specific) ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: \_\_\_\_\_

#### **3. IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☐ Irrigation Well ☐ None

#### **4. IF IRRIGATED, PROPOSED IRRIGATION:**

☐ Pressurized ☐ Gravity

#### **5. ACCESS:**

☐ Frontage ☐ Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

#### **6. INTERNAL ROADS:**

☐ Public ☐ Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

#### **7. FENCING**

☐ Fencing will be provided (Please show location on site plan)

Type: \_\_\_\_\_ Height: \_\_\_\_\_

#### **8. STORMWATER:**

☐ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: \_\_\_\_\_

#### **9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)**

Mason Creek at back end of property -

**RESIDENTIAL USES****1. NUMBER OF LOTS REQUESTED:** N/A

- ☐ Residential ☐ Commercial ☐ Industrial  
☐ Common ☐ Non-Buildable

**2. FIRE SUPPRESSION:**☐ Water supply source: \_\_\_\_\_**3. INCLUDED IN YOUR PROPOSED PLAN?**

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

**NON-RESIDENTIAL USES****1. SPECIFIC USE:** Dog Boarding (up to 5)  
<sub>Dogs</sub>**2. DAYS AND HOURS OF OPERATION:**

- ☒ Monday 12:00 am to 11:59 pm  
☒ Tuesday 12:00 am to 11:59 pm  
☒ Wednesday 12:00 am to 11:59 pm  
☒ Thursday 12:00 am to 11:59 pm  
☒ Friday 12:00 am to 11:59 pm  
☒ Saturday 12:00 am to 11:59 pm  
☒ Sunday 12:00 am to 11:59 pm

**3. WILL YOU HAVE EMPLOYEES?** ☐ Yes If so, how many? \_\_\_\_\_ ☒ No**4. WILL YOU HAVE A SIGN?** ☒ Yes ☐ No ☐ Lighted ☒ Non-LightedHeight: 5 ft Width: 8 ft Height above ground: 8 ftWhat type of sign: \_\_\_\_\_ Wall ☒ Freestanding \_\_\_\_\_ Other**5. PARKING AND LOADING:**How many parking spaces? 2Is there is a loading or unloading area? n/a



**ANIMAL CARE RELATED USES**

**1. MAXIMUM NUMBER OF ANIMALS:** 5

**2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

☒ Building    ☒ Kennel    ☐ Individual Housing    ☐ Other \_\_\_\_\_

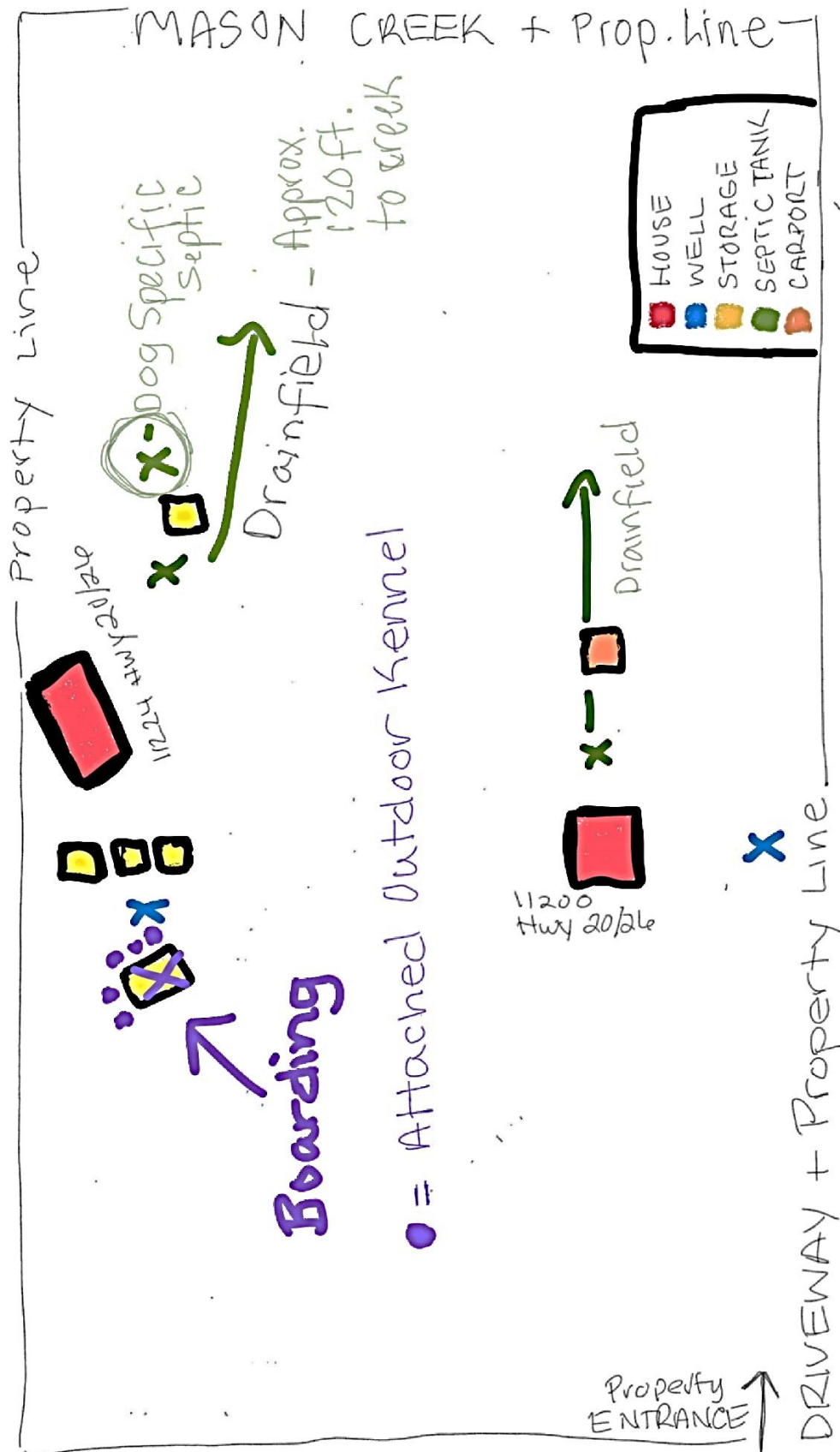
**3. HOW DO YOU PROPOSE TO MITIGATE NOISE?**

☒ Building    ☒ Enclosure    ☒ Barrier/Berm    ☐ Bark Collars

**4. ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System    ☒ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_



L30



**Notice of Neighborhood Meeting  
Conditional Use Permit**

**Pre-application requirement for a Public Hearing**

Date 9-19-22

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

**Date:** Oct. 7, 2022

**Time:** 10:30 am

**Location:** Ward Memorial Park

**Property description:** 10832 Lincoln Rd., Caldwell

The project is summarized below:

**Site Location:** 11224 Highway 20/26, Caldwell, Id. (11200 Hwy 20/26 parcel)

**Proposed access:** Highway

**Total acreage:** 4

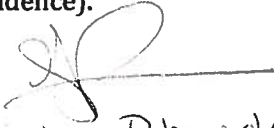
**Proposed lots:** n/a This app. is for permission to board up to 5 dogs on our property

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,

  
Tristen Rhoades  
trhoades27@gmail.com

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

Phone: 208-454-7458 Fax: 208-454-6633



#### SITE INFORMATION

Site Address: 11200 Hwy 20-26

Parcel Number: R34089010

City: Caldwell

State: Idaho

ZIP Code: 83605

Notices Mailed Date: 9-19-22

Number of Acres: 4

Current Zoning: AG

Description of the Request: Permission for conditional use permit to board temporarily up to 5 dogs

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Tristen Rhoades (for Barbara Young)

Company Name:

Current address: 11224 Hwy 20-26

City: Caldwell

State: ID

ZIP Code: 83605

Phone: n/a

Cell: 208-867-7664 Fax: n/a

Email: trhoades27@gmail.com

#### MEETING INFORMATION

DATE OF MEETING: 10-7-22	MEETING LOCATION: Ward Memorial Park 10.832 Lincoln Rd. Caldwell
MEETING START TIME: 10:30 am	MEETING END TIME: 11:22 am

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Rod Grubb -		11170 Red Mountain St. Caldwell
2. ROSIE Grubb-		11170 Red Mountain St Caldwell
3. Tristen Rhoades		11224 Hwy 20/26, Cald.
4. Danny Rhoades		11224 Hwy 20/26, Caldwell
5. Barbara K. Young		11200 Hwy 20/22 Caldwell
6.		
7.		
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**NEIGHBORHOOD MEETING CERTIFICATION:**

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

**APPLICANT/REPRESENTATIVE (Please print):**

Tristen Rhoades

**APPLICANT/REPRESENTATIVE (Signature):**



**DATE:** 10 / 7 / 22

IMAGES WERE FLOWN IN THE FALL OF 2020.

# Young Small Air Photo 1 Mile

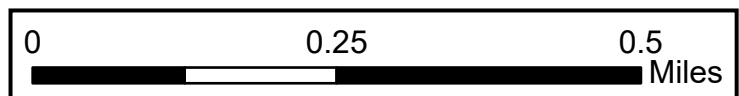
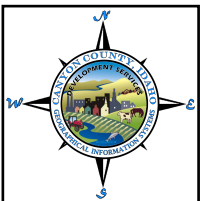
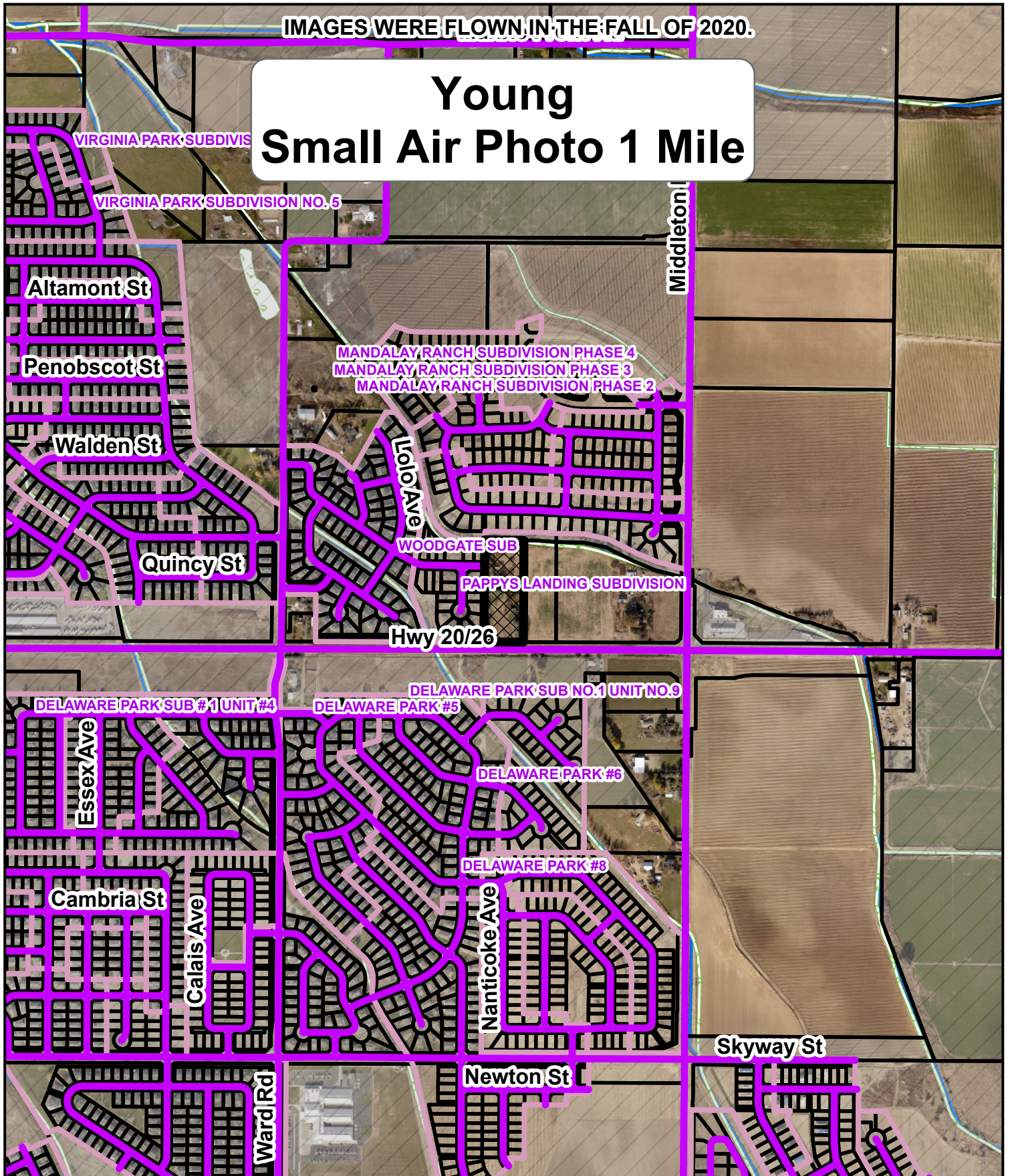
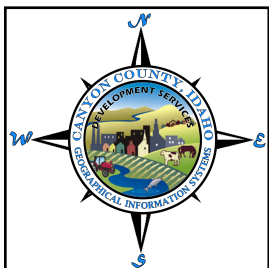
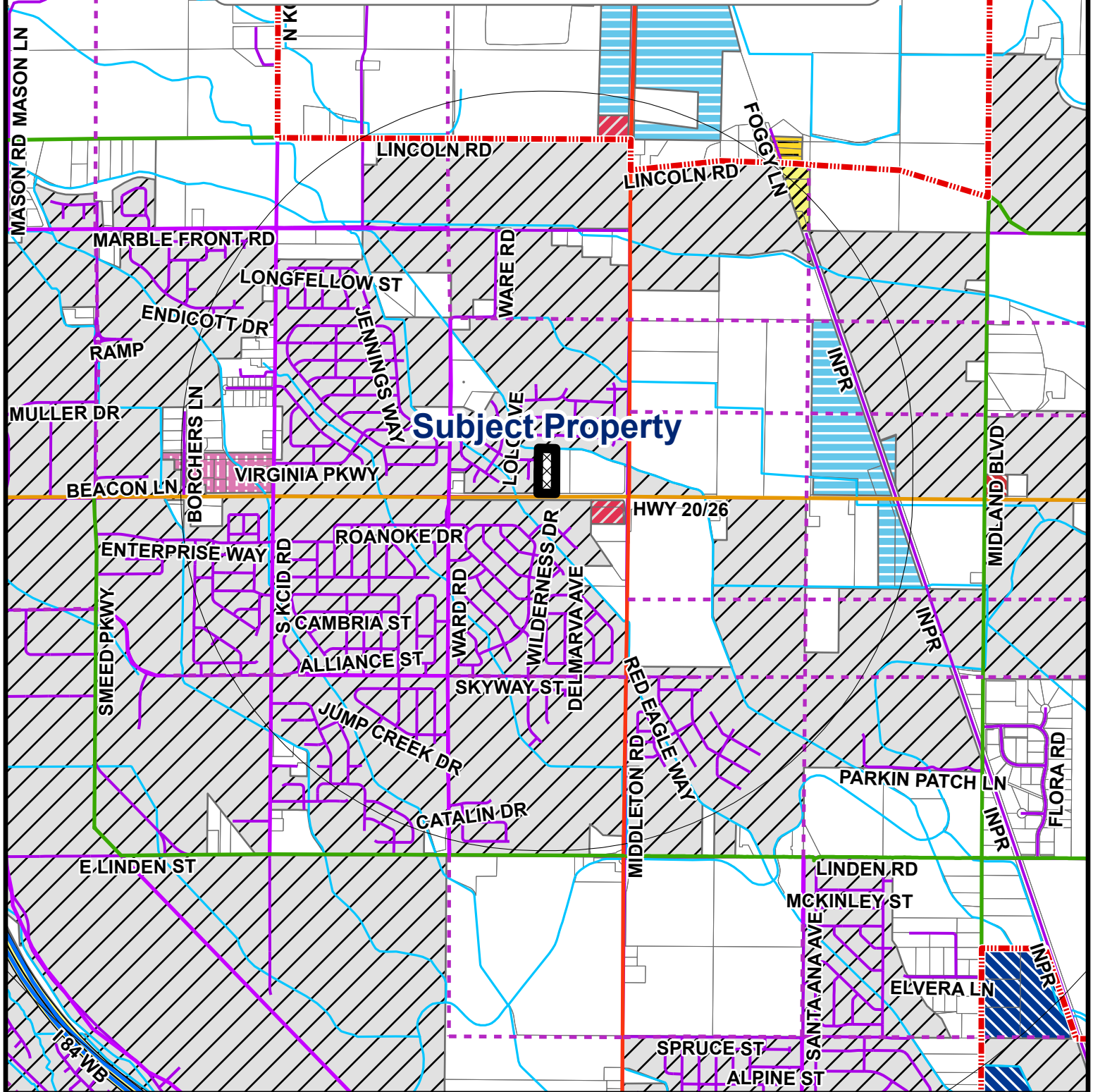


Exhibit 3a

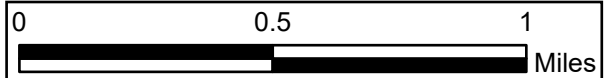


# Young Zoning & Classification Map



ZONING			
	RR		R2
	CR-RR		C
	R1		C1
	CR-R1		CR-C1
	C2		CR-C2
	M1		CR-M1
	M2		AG

Exhibit 3b



# Young Subdivision Map

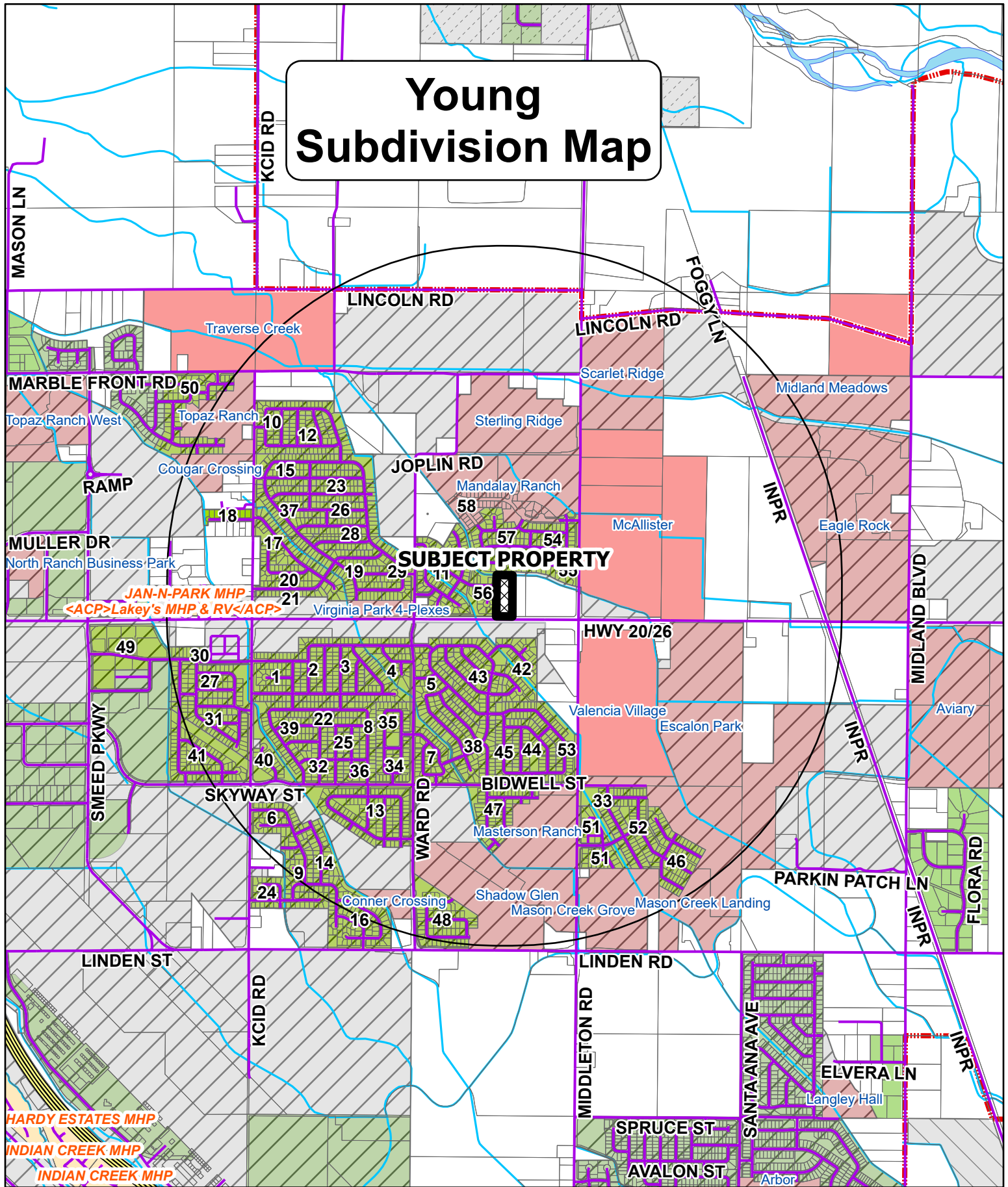


Exhibit 3c



## SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
58	770.06	2861	0.27	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
0	0	0	0	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
135	0.46	0.19	0.14	10.47
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0	0	0	0	0

## PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
DELAWARE PARK #1	1	4N2W30	14.03	64	0.22	CALDWELL (CITY)	2001
DELAWARE PARK SUB # 1 UNIT #2	2	4N2W30	10.47	49	0.21	CALDWELL (CITY)	2001
DELAWARE PARK SUB # 1 UNIT #3	3	4N2W30	12.90	60	0.22	CALDWELL (CITY)	2002
DELAWARE PARK SUB # 1 UNIT #4	4	4N2W30	20.18	72	0.28	CALDWELL (CITY)	2003
DELAWARE PARK #5	5	4N2W30	17.74	69	0.26	CALDWELL (CITY)	2004
PHEASANT RUN SUBD #1	6	4N2W30	11.83	53	0.22	CALDWELL (CITY)	2005
DELAWARE PARK SUB NO.1 UNIT NO.7	7	4N2W30	13.67	45	0.30	CALDWELL (CITY)	2006
DELAWARE PARK #2 UNIT 1	8	4N2W30	8.47	40	0.21	CALDWELL (CITY)	2006
PHEASANT RUN SUBD #2	9	4N2W30	6.49	27	0.24	CALDWELL (CITY)	2006
VIRGINIA PARK SUBDIVISION NO. 4	10	4N2W19	16.42	68	0.24	CALDWELL (CITY)	2006
WOODGATE SUB	11	4N2W19	24.95	93	0.27	CALDWELL (CITY)	2006
VIRGINIA PARK SUBDIVISION NO. 5	12	4N2W19	11.89	53	0.22	CALDWELL (CITY)	2006
COPPER CREEK SUBDIVISION #1	13	4N2W30	31.37	119	0.26	CALDWELL (CITY)	2007
PHEASANT RUN SUBD #4	14	4N2W30	8.19	29	0.28	CALDWELL (CITY)	2008
VIRGINIA PARK SUBDIVISION NO. 6	15	4N3W24	18.63	74	0.25	CALDWELL (CITY)	2008
PHEASANT RUN SUBD #6	16	4N2W30	21.80	80	0.27	CALDWELL (CITY)	2008
VIRGINIA PARK SUBDIVISION NO. 3	17	4N3W24	10.98	40	0.27	CALDWELL (CITY)	2004
SQUAW BUTTE ESTATES	18	4N3W24	3.66	8	0.46	CALDWELL (CITY)	1971
VIRGINIA PARK SUBDIVISION NO. 2	19	4N2W19	14.00	58	0.24	CALDWELL (CITY)	2003
VIRGINIA PARK SUBDIVISION NO. 1	20	4N2W19	13.31	52	0.26	CALDWELL (CITY)	2002
VIRGINIA PARK SUBDIVISION NO. 2 UNIT NO. 1	21	4N2W19	2.76	18	0.15	CALDWELL (CITY)	2003
DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 2 AT THE	22	4N2W30	10.03	44	0.23	CALDWELL (CITY)	2014
VIRGINIA PARK SUBDIVISION NO. 7	23	4N3W24	10.77	52	0.21	CALDWELL (CITY)	2014
PHEASANT RUN SUBD #3	24	4N2W30	12.29	48	0.26	CALDWELL (CITY)	2008
DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 3	25	4N2W30	3.93	20	0.20	CALDWELL (CITY)	2016
VIRGINIA PARK SUBDIVISION NO. 8	26	4N3W24	6.96	32	0.22	CALDWELL (CITY)	2017
PENNSYLVANIA PARK SUBDIVISION NO. 1	27	4N3W25	19.94	66	0.30	CALDWELL (CITY)	2017
VIRGINIA PARK SUBDIVISION NO. 9	28	4N3W24	11.21	54	0.21	CALDWELL (CITY)	2018
VIRGINIA PARK SUBDIVISION NO. 10	29	4N2W19	11.92	44	0.27	CALDWELL (CITY)	2019
PENNSYLVANIA PARK SUBDIVISION NO. 2	30	4N3W25	3.96	10	0.40	CALDWELL (CITY)	2019
PENNSYLVANIA PARK SUBDIVISION NO. 3	31	4N3W25	14.84	60	0.25	CALDWELL (CITY)	2019
DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 5 AT THE	32	4N2W30	10.84	45	0.24	CALDWELL (CITY)	2019
MASON CREEK LANDING SUBDIVISION NO. 1	33	4N2W29	7.42	24	0.31	CALDWELL (CITY)	2020
DOVER PLACE SUBDIVISION NO. 1	34	4N2W30	9.53	41	0.23	CALDWELL (CITY)	2020
DOVER PLACE SUBDIVISION NO. 2	35	4N2W30	8.59	38	0.23	CALDWELL (CITY)	2020
DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 6 AT THE	36	4N2W30	4.86	20	0.24	CALDWELL (CITY)	2020
VIRGINIA PARK SUBDIVISION NO. 11	37	4N3W24	13.86	62	0.22	CALDWELL (CITY)	2020

## SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

## MOBILE HOME & RV PARKS

SUBDIVISION NAME

SITE ADDRESS

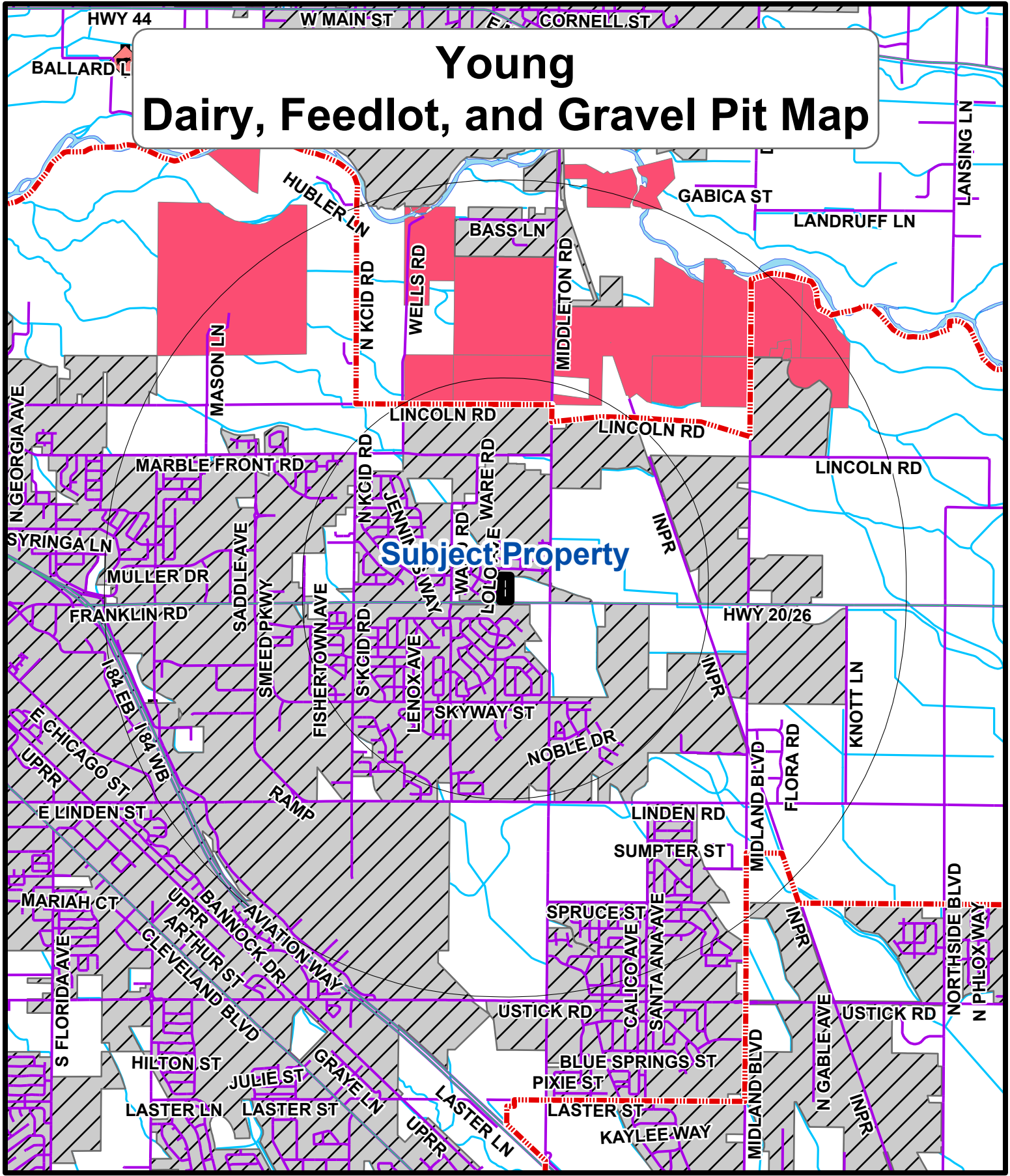
ACRES

NO. OF SPACES

UNITS PER ACRE

CITY OF...

# Young Dairy, Feedlot, and Gravel Pit Map



	FEEDLOTS
	DAIRIES
	GRAVELPITS

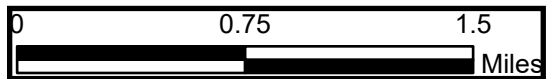
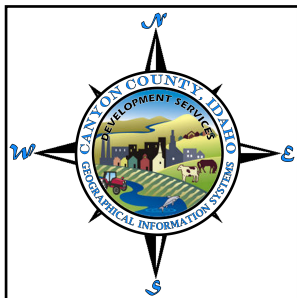
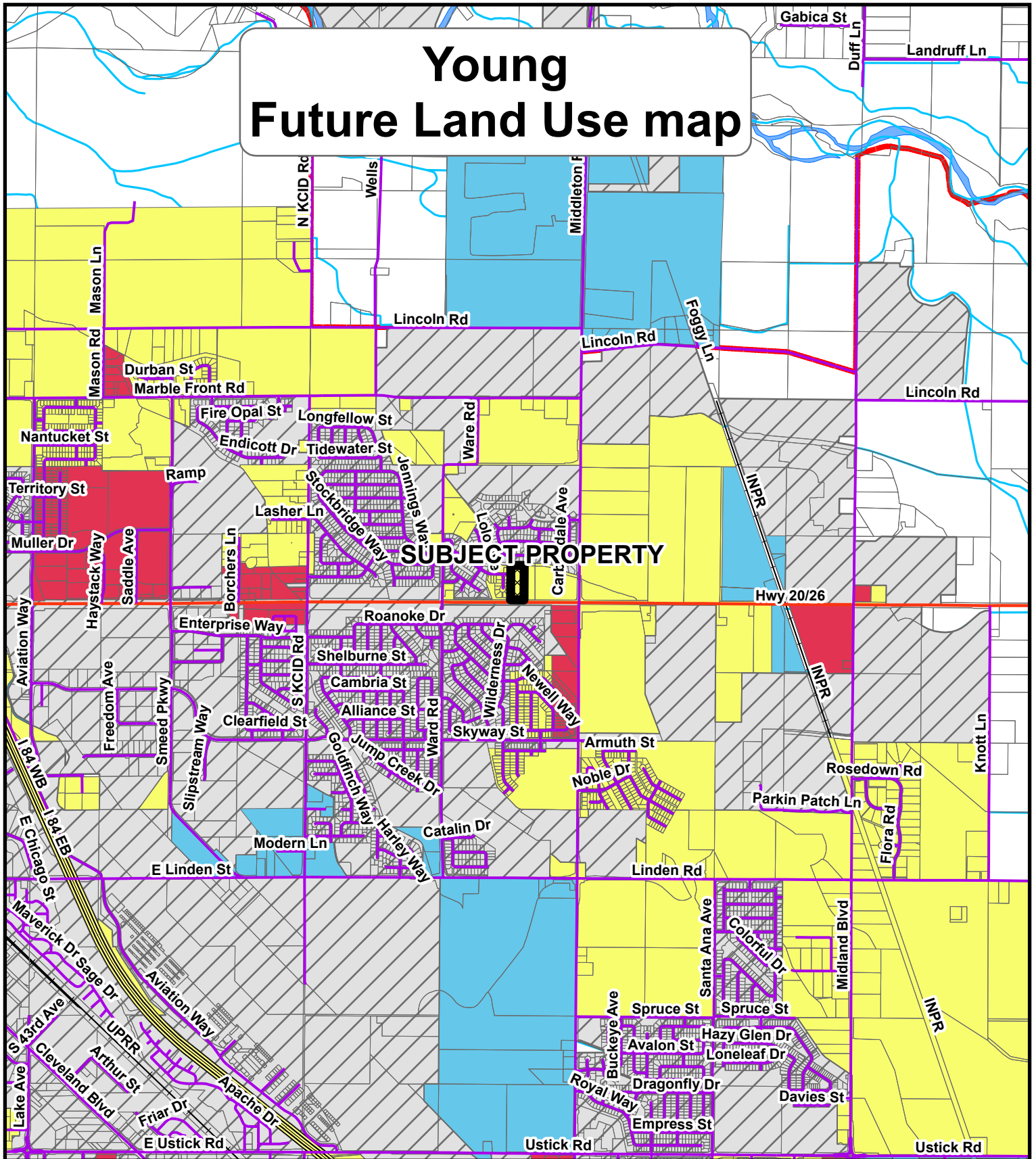


Exhibit 3d

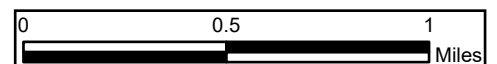


# Young Future Land Use map



- Legend**
- COMMERCIAL
  - INDUSTRIAL
  - RESIDENTIAL
  - Scenic\_Byway

**Exhibit 3e**



# Young City of Caldwell Land Use

**SUBJECT PROPERTY**

## Cald Comp Plan

- Residential Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- City Center
- Institutional
- Business

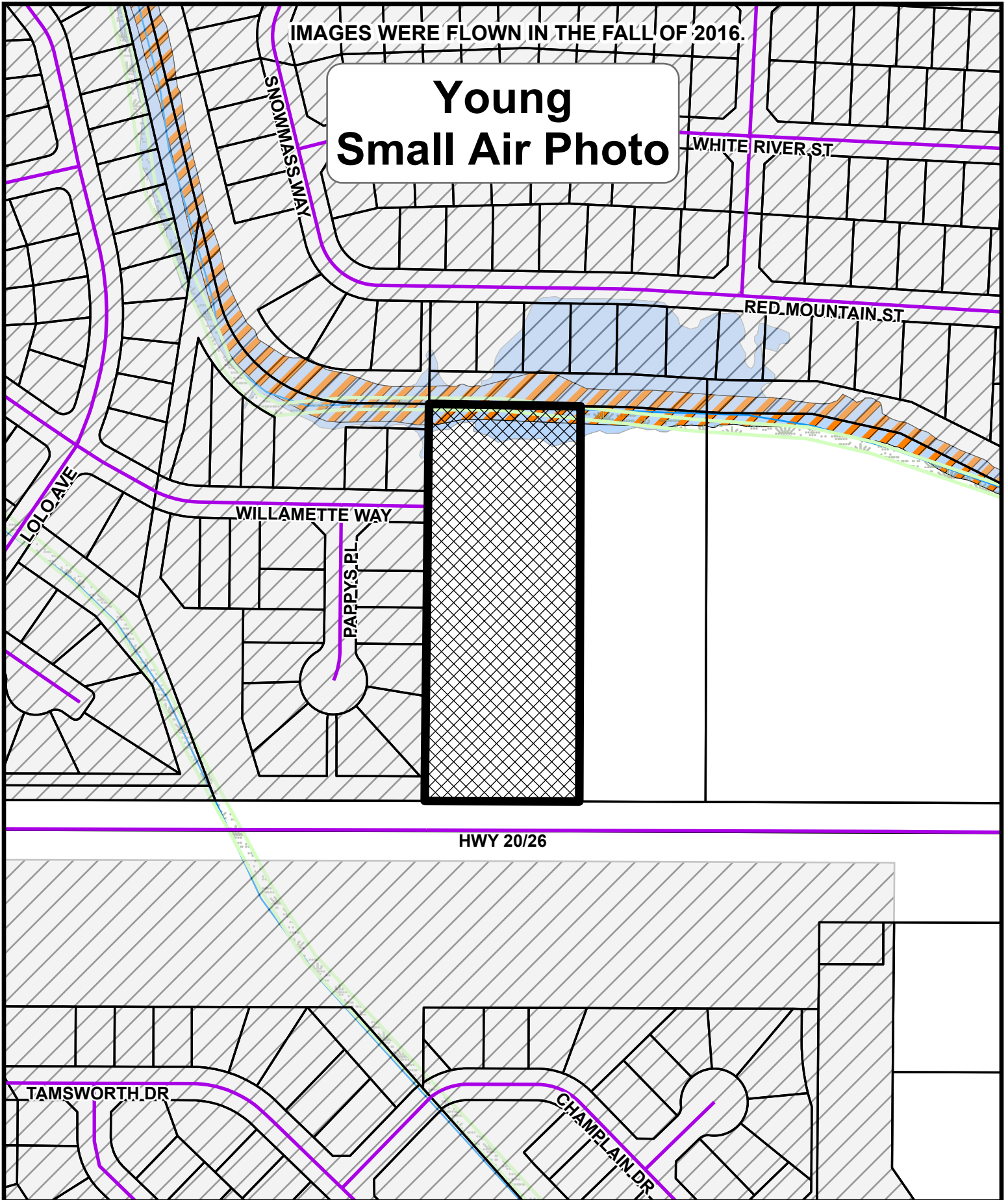
- Commercial & Service
- Traditional Neighborhood
- Highway Corridor
- Manufacturing & Production
- Industrial
- Rail Facilities
- Public
- Environmentally Sensitive
- Open Space

**Exhibit 3f**

0 0.15 0.3  
Miles

IMAGES WERE FLOWN IN THE FALL OF 2016.

# Young Small Air Photo



## Legend

- SUBJECT\_PROPERTY A
- TAXLOTS
- WETLANDS AE X

Exhibit 3g

0 600 Feet



## **Madelyn Vander Veen**

---

**From:** Chris Hopper <CHopper@canyonhd4.org>  
**Sent:** Monday, January 30, 2023 3:41 PM  
**To:** Madelyn Vander Veen  
**Subject:** [External] CU2022-0043 Young Kennel  
**Attachments:** CU2022-0043.pdf

Madelyn-  
CHD4 has no comment on the proposed CUP for a dog kennel at 11200 US 20/26.

Respectfully,

**Chris Hopper, P.E.**  
District Engineer

Canyon Highway District No. 4  
15435 Hwy 44  
Caldwell, Idaho 83607  
208-454-8135



Date 8/31/2023

Canyon County – Planning and Zoning  
Re: CU2022-0043

Dear Canyon County Development Services,

This is a request for a conditional use permit for a dog kennel

Comments:

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
2. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)
3. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
4. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
5. Monument signage for addressing will be required at the entrance and at all intersections within the project. (IFC 505.1)
6. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
7. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
8. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
9. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
10. Access gates shall comply with requirements of the IFC. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock (IFC 503.6, D103.5).



General Requirement:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code and City of Caldwell Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Alan Perry  
Deputy Chief  
Fire Marshal  
Caldwell Rural Fire Protection District  
[Aperry@cityofcaldwell.org](mailto:Aperry@cityofcaldwell.org)



## Madelyn Vander Veen

---

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Friday, February 3, 2023 7:42 AM  
**To:** Madelyn Vander Veen  
**Cc:** Bonnie Puleo  
**Subject:** [External] RE: Agency Notification CU2022-0043 / Young

Good Morning,

After careful review of the transmittal submitted to ITD on January 30, 2023 regarding CU2022-0043/Young, the Department has no comments or concerns to make at this time.

Thank you,



*Niki Benyakhlef*  
Development Services Coordinator

District 3 Development Services  
O: 208.334.8337 | C: 208.296.9750  
Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

---

**From:** Bonnie Puleo <Bonnie.Puleo@canyoncounty.id.gov>  
**Sent:** Monday, January 30, 2023 3:28 PM  
**To:** 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; Lisa Boyd <lisa.boyd@vallivue.org>; Joseph Palmer <joseph.palmer@vallivue.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; Jack Nygaard <jack.nygaard@phd3.idaho.gov>; 'Irishard@cityofcaldwell.org' <Irishard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'CHOPPER@CANYONHD4.ORG' <CHOPPER@CANYONHD4.ORG>; Idaho Power <easements@idahopower.com>; Megan Kelly <mkelly@idahopower.com>; 'JESSICA.MANSELL@INTGAS.COM' <JESSICA.MANSELL@INTGAS.COM>; 'MONICA.TAYLOR@INTGAS.COM' <MONICA.TAYLOR@INTGAS.COM>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; 'mstowell@ccparamedics.com' <mstowell@ccparamedics.com>; Diana Little <Diana.Little@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; Stephanie Hailey <Stephanie.Hailey@canyoncounty.id.gov>  
**Subject:** Agency Notification CU2022-0043 / Young

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

---

Good afternoon;

Please see the attached agency notice. Please direct your comments or questions to Planner Madelyn Vander Veen at Good XXX,

After careful review of the transmittal submitted to ITD on XXX regarding XXX, the Department has no comments or concerns to make at this time.

Thank you,

Thank you,



**Bonnie Puleo**

**Hearing Specialist**

**Canyon County Development Services**

111 No 11<sup>th</sup> Ave. Suite 310

Caldwell, ID 83605

[bonnie.puleo@canyoncounty.id.gov](mailto:bonnie.puleo@canyoncounty.id.gov)

(208) 454-6631 *direct*

**NEW** public office hours **effective January 3, 2023**

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

**\*\*We will not be closed during lunch hour\*\***

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## Madelyn Vander Veen

---

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Tuesday, February 14, 2023 2:23 PM  
**To:** Madelyn Vander Veen  
**Cc:** Bonnie Puleo  
**Subject:** [External] RE: Agency Notification CU2022-0043 / Young

Hello Madelyn,

The change in legal description doesn't change ITD's comments.

Thank you for the update to this notification.



*Niki Benyakhlef*  
Development Services Coordinator

District 3 Development Services  
O: 208.334.8337 | C: 208.296.9750  
Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

---

**From:** Bonnie Puleo <Bonnie.Puleo@canyoncounty.id.gov>  
**Sent:** Monday, February 13, 2023 9:19 AM  
**To:** 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'Lisa Boyd' <lisa.boyd@vallivue.org>; 'Joseph Palmer' <joseph.palmer@vallivue.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'Jack Nygaard' <jack.nygaard@phd3.idaho.gov>; 'Irichard@cityofcaldwell.org' <Irichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'CHOPPER@CANYONHD4.ORG' <CHOPPER@CANYONHD4.ORG>; 'Idaho Power' <easements@idahopower.com>; 'Megan Kelly' <mkelly@idahopower.com>; 'JESSICA.MANSELL@INTGAS.COM' <JESSICA.MANSELL@INTGAS.COM>; 'MONICA.TAYLOR@INTGAS.COM' <MONICA.TAYLOR@INTGAS.COM>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; 'mstowell@ccparamedics.com' <mstowell@ccparamedics.com>; Diana Little <Diana.Little@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; Stephanie Hailey <Stephanie.Hailey@canyoncounty.id.gov>  
**Subject:** RE: Agency Notification CU2022-0043 / Young

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Good morning:

Please be advised, the legal description of this agenda item has changed. The new legal description reads as follows:

The applicant, Tristen Rhoades, representing Barbara Young, is requesting a conditional use permit to allow a dog kennel use within an "A" (Agricultural) Zoning District. The dog kennel will house a maximum of five (5) dogs for boarding purposes only. The applicant also has two (2) personal dogs. The subject property is located at 11200 Hwy 20/26, Caldwell (Parcel R34089010).



The prior notification stated that the dog kennel was for “breeding and training purposes”, however it has been amended to state it is for boarding purposes only.

Any questions or concerns about this case can be directed to the Case Planner, Madelyn Vander Veen at [Madelyn.vanderveen@canyoncounty.id.gov](mailto:Madelyn.vanderveen@canyoncounty.id.gov)

Thank you,



**Bonnie Puleo**

**Hearing Specialist**

**Canyon County Development Services**

111 No 11<sup>th</sup> Ave. Suite 310

Caldwell, ID 83605

[bonnie.puleo@canyoncounty.id.gov](mailto:bonnie.puleo@canyoncounty.id.gov)

(208) 454-6631 *direct*

**NEW** public office hours **effective January 3, 2023**

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---

**From:** Bonnie Puleo

**Sent:** Monday, January 30, 2023 3:28 PM

**To:** 'jenny.titus@vallivue.org' <[jenny.titus@vallivue.org](mailto:jenny.titus@vallivue.org)>; Lisa Boyd <[lisa.boyd@vallivue.org](mailto:lisa.boyd@vallivue.org)>; Joseph Palmer <[joseph.palmer@vallivue.org](mailto:joseph.palmer@vallivue.org)>; 'mitch.kiester@phd3.idaho.gov' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; Jack Nygaard <[jack.nygaard@phd3.idaho.gov](mailto:jack.nygaard@phd3.idaho.gov)>; 'lrichard@cityofcaldwell.org' <[lrichard@cityofcaldwell.org](mailto:lrichard@cityofcaldwell.org)>; 'aperry@cityofcaldwell.org' <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>; 'CHOPPER@CANYONHD4.ORG' <[CHOPPER@CANYONHD4.ORG](mailto:CHOPPER@CANYONHD4.ORG)>; Idaho Power <[easements@idahopower.com](mailto:easements@idahopower.com)>; Megan Kelly <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; 'JESSICA.MANSELL@INTGAS.COM' <[JESSICA.MANSELL@INTGAS.COM](mailto:JESSICA.MANSELL@INTGAS.COM)>; 'MONICA.TAYLOR@INTGAS.COM' <[MONICA.TAYLOR@INTGAS.COM](mailto:MONICA.TAYLOR@INTGAS.COM)>; 'kirk@pioneerirrigation.com' <[kirk@pioneerirrigation.com](mailto:kirk@pioneerirrigation.com)>; 'd3development.services@itd.idaho.gov' <[d3development.services@itd.idaho.gov](mailto:d3development.services@itd.idaho.gov)>; Brian Crawford <[Brian.Crawford@canyoncounty.id.gov](mailto:Brian.Crawford@canyoncounty.id.gov)>; 'mstowell@ccparamedics.com' <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Diana Little <[Diana.Little@canyoncounty.id.gov](mailto:Diana.Little@canyoncounty.id.gov)>; Loretta Tweedy <[Loretta.Tweedy@canyoncounty.id.gov](mailto:Loretta.Tweedy@canyoncounty.id.gov)>; 'BRO.Admin@deq.idaho.gov' <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>; Stephanie Hailey <[Stephanie.Hailey@canyoncounty.id.gov](mailto:Stephanie.Hailey@canyoncounty.id.gov)>

**Subject:** Agency Notification CU2022-0043 / Young

Good afternoon;

Please see the attached agency notice. Please direct your comments or questions to Planner Madelyn Vander Veen at [madelyn.vanderveen@canyoncounty.id.gov](mailto:madelyn.vanderveen@canyoncounty.id.gov)

Thank you,



**Canyon County, 111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605**  
**▪ Engineering Division ▪**

February 6, 2023

Re: Floodplain Development  
Case No. CU2022-0043 – Dog Kennel

Madelyn Vander Veen,

Parcel R34089010 is located in a partial AE Zone floodplain and floodway of the FEMA mapped Special Flood Hazard Area. The proposed use of a dog kennel is an allowed use within the AE Zone floodplain. Floodway development for the proposed use is not prohibited, but discouraged.

The site plan provided by the applicant indicates there are no proposed developments within the SFHA floodplain or floodway.

In the event of any future development located within the SFHA, floodplain development permits and NFIP construction standards would apply.

**CCO§**

*DEVELOPMENT: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials. Pursuant to Idaho Code sections 46-1021; 46-1022 "development" specifically including the construction of berms, dikes and levees and does not include the operation, cleaning, maintenance or repair of any ditch, canal, lateral, drain, diversion structure or other irrigation or drainage works that is performed or authorized by the owner thereof pursuant to lawful rights and obligations.*

Sincerely,



Stephanie Hailey, CFM  
Engineering Coordinator  
Floodplain Manager  
Canyon County Development Services  
[Stephanie.hailey@canyoncounty.id.gov](mailto:Stephanie.hailey@canyoncounty.id.gov)